

**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA**

**Monday, June 27, 2005
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #S200502 – Development Services, LLC for a 20 lot subdivision on property located at 33 Newell Hill Road, APN 127-014-0000 in an RA Zone. (Continued from the May 23, 2005 meeting)
2. #Z200519 – Development Services, LLC for a special permit for three rear lots within a 20 lot subdivision on property located at 33 Newell Hill Road, APN 127-014-0000 in an RA Zone. (Continued from the May 23, 2005 meeting)
3. #S200504 - Capstone Builders for a 9-lot subdivision on property located at 14 South Road, APN 111-008-0000 in an RA Zone. (Continued from the May 23, 2005 meeting)
4. #Z200518 – Capstone Builders for a special permit for one rear lot included within a proposed 9 lot subdivision on property located at 14 South Road, APN 111-008-0000 in an RA Zone. (Continued from the May 23, 2005 meeting)
5. #Z200525 – Charles Michaud for a special permit for a detached 2 car garage on property located at 48 Hayes Ave, APN 005-030-0001 in an AA Zone.
6. #Z200510 – Valley Farms for a special permit for renewal of earth excavation permit on properties located at 6 Rosa Court, APN 037-005-0059; 50 Highland Ave, APN 037-005-0066; 48 Highland Ave, APN 037-005-0067; 46 Highland Ave, APN 037-005-0068; 44 Highland Ave, APN 037-005-0069; 42 Highland Ave, APN 037-005-0070; 41 Highland Ave, APN 037-005-0072; 43 Highland Ave, APN 037-005-0073; 45 Highland Ave, APN 037-005-0074; 47 Highland Ave, APN 037-005-0075 in an A Zone.
7. #Z200524 – Art Barber Excavating, Inc. for a special permit for renewal of earth excavation permit on properties located on Sadds Mill Road, APN 100-005-0000 & Broad Brook Road, APN 087-003-0000 in an RA Zone.
8. #Z200523 – William Savvidis for a site plan modification and special permit for a patio on property located at 87 West Road, APN 028-017-0000 in a C Zone.
9. #Z200508 – Cumberland Farms, Inc. for site plan approval and special permit for improvements to an existing gas station and convenience store on property located at 5 Wapping Wood Road, APN 009-026-0000 in a C Zone.

10. #Z200522 – Pioneer Builders of Ellington, Inc. for site plan approval and special permit for a 49-unit Age Restricted Cluster Housing Development on property located at 22 Maple Street, APN 073-014-0000 in an ARCH Zone.
11. #S200505 – Jolyn II, LLC for a 3 lot re-subdivision on properties located on Ellsworth Lane, APN 118-004-0004 and 118-004-0007 in an RA Zone.

IV. UNFINISHED BUSINESS:

1. #S200503 – Angel Trace, LLC for a 20 lot subdivision on properties located on Crystal Lake Road and 94 Crystal Lake Road, APN 110-018-0000 & 109-009-0000 in an RA Zone. (Continued from the May 23, 2005 meeting)
2. Staff request for direction regarding proposed monument signs with in single family subdivisions. (Staff memo dated 5/17/05)
3. Discussion with Jim Gage regarding open space fee-in-lieu. (Letter to Matt Davis from James Gage dated 5/25/05)
4. Discussion: Land Use Permit Fee Modifications.

IV. NEW BUSINESS:

1. #Z200527 – Landmark Surveys, LLC for a site plan approval for a car dealership on property located at 450 Somers Road, APN 162-001-0000 in an I Zone.
2. #Z200526 – Town of Ellington for a site plan modification and a CGS 8-24 for improvements to the Ellington High School and Grounds.
3. Request for a 90-day extension to file mylars for the Crestwood Estates IV Subdivision (#S200412 – Ellsworth Lane & Benjamin Drive)
4. Request for a 30-day extension to file mylars for the Ryefield Estates Subdivision (#S200407—Crane Road).
5. CGS 8-24 Review of Zimmerman Way and Abbott Road to allow for the Board of Selectmen to accept the roads. (#S200405--Zimmerman Subdivision)
6. #S200506 – Heather Hollay Farr for a 2 lot subdivision on property located at 156 Crystal Lake Road, APN 095-021-0000 in an AA Zone. (Receipt and set public hearing date)
7. #Z200528 – Delta Building Corp. for a site plan approval on property located at 141 Maple Street, APN 063-024-0000 in an A Zone. (Receipt Only)
8. #S200507 – Joseph MacVarish for a 2 lot subdivision on property located at 264 – 266 Crystal Lake Road, APN 083-018-0000 in an AA Zone. (Receipt Only)

VI. ADMINISTRATIVE BUSINESS:

1. Appointments to CRCOG Regional Planning Commission.
2. Memo to Planning & Zoning Commission from Matt Davis regarding appraisers.

3. Determination by PZC if they would like to have a discussion with Keith Ballesy regarding re-zoning at 298 Somers Road.
4. Determination by PZC if they would like to have a discussion with Bill Freeman regarding sidewalk at Chasseral Meadows.
5. Approval of Meeting Minutes: May 26, 2005 regular meeting minutes.
6. Correspondence:
 - a. Memo to Jim Thompson & Pete Michaud from Matt Davis dated, 5/24/05. (Complaint re: Lot Monumentation)
 - b. Memo to Inland Wetlands from Matt Davis dated, 5/16/05. (Compliance Status, Ellington Highlands)
 - c. Memo to Emery Zahner from Dennis Milanovich dated, 5/19/05. (Action of Board of Selectman)
 - d. Letter to Robert Phillips from Steven Kliger dated, 5/19/05. (Certified Zoning Enforcement)
 - e. The Journal for Surface Water Quality Professionals Stormwater.
 - f. Conservation and Development Policies Plan for Connecticut 2004 – 2009.
 - g. Connecticut Nemo Newsletter, Spring 2005.
 - h. Connecticut Federation of Planning & Zoning Agencies Quarterly Newsletter.

VII. ADJOURNMENT: